# CITY OF MIAMI BEACH COMMISSION ITEM SUMMARY



#### **Condensed Title:**

A Resolution Accepting the Recommendation of the City Manager Pertaining to the Ranking of Proposals Received Pursuant to Request for Qualifications (RFQ) No. 69-02/03, for Architectural, Engineering, Design and Construction Administration Services Needed to Plan, Design, and Construct a Multipurpose Parking Facility on the Current Site of the City Hall Surface Parking Lot; Authorizing the Administration to Enter Into Negotiations with the Top Ranked Firm of Perkins and Will, and Should the Administration Not Be Able To Successfully Negotiate an Agreement With Perkins and Will; Authorizing the Administration to Enter Into Negotiations with the Second Ranked Firm of Zyscovich, Inc.

#### lssue:

Shall the City Commission Accept the City Manager's Recommendation and Authorize the Administration to Negotiate a Contractual Agreement?

#### Item Summary/Recommendation:

The Evaluation Committee believes that both Perkins & Will and Zyscovich are highly qualified firms capable of providing excellent Architectural and Engineering services. After much discussion relative to ranking, the seven member Committee agreed to rank the firms as follows: Zyscovich (four first place votes); and Perkins & Will (three first place votes).

The City Manager exercised his due diligence and reviewed the proposals submitted by Zyscovich and Perkins & Will, as well as copies of their respective presentations, reference checks conducted by the Procurement Division and URS, and determined that both firms are capable and have the knowledge, skills and abilities to provide the needed professional services.

Since the selection of the most qualified Architectural and Engineering firm is governed by the Consultants' Competitive Negotiation Act (CCNA), Section 287.055, Florida Statutes, the City Manager must also consider the volume of work previously awarded by the City, to ensure an equitable distribution of City projects. And inasmuch as Perkins & Will has not previously been awarded a City contract, and considering the experience and qualifications of the Perkins & Will team, the City Manager is recommending Perkins & Will as the top ranked firm. However, recognizing that the Committee as part of their recommendation stated that both firms are very capable of providing the needed services, both firms have been asked to provide the City Commission with a 20-minute presentation, so that the City Commission may have the opportunity to decide which firm is the most qualified for this project.

#### ADOPT THE RESOLUTION.

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N/A.

#### **Financial Information:**

Source of	Amount	Account	Approved
Funds:	1		
	2		
	3		
	4		
Finance Dept.	Total		

City Clerk's Office Legislative Tracking:

Gus Lopez, ext. 6641

Sign-Offs:

Department Director	Assistant City Man	ager City M	anager			
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AGENDA ITEM RTB

# "CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139 www.miamibeachfl.gov



Date: February 4, 2004

#### **COMMISSION MEMORANDUM**

To:

Mayor David Dermer and

Members of the City Commission

From:

Jorge M. Gonzalez

City Manager

Subject:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ACCEPTING THE RECOMMENDATION OF THE CITY MANAGER PERTAINING TO THE RANKING OF PROPOSALS RECEIVED PURSUANT TO REQUEST FOR QUALIFICATIONS (RFQ) NO. 69-02/03, FOR ARCHITECTURAL, ENGINEERING, DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES NEEDED TO PLAN, DESIGN, AND CONSTRUCT A MULTIPURPOSE PARKING FACILITY ON THE CURRENT SITE OF THE CITY HALL SURFACE PARKING LOT; AUTHORIZING THE ADMINISTRATION TO ENTER INTO NEGOTIATIONS WITH THE TOP RANKED FIRM OF PERKINS AND WILL, AND SHOULD THE

ADMINISTRATION NOT BE ABLE TO SUCCESSFULLY NEGOTIATE AN AGREEMENT WITH PERKINS AND WILL; AUTHORIZING THE ADMINISTRATION TO ENTER INTO

NEGOTIATIONS WITH THE SECOND RANKED FIRM OF ZYSCOVICH, INC.

#### ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

#### **ANALYSIS**

On July 30, 2003, the Mayor and City Commission approved the first reading of a Resolution describing a proposed Development Agreement between the City of Miami Beach and the New World Symphony (NWS) for the development of a portion of the surface parking lot bounded by 17th Street to the north, North Lincoln Lane to the south, Washington Avenue to the east and Pennsylvania Avenue to the west. The proposal was for construction of an approximately 50,000 square foot educational, performance, and internet broadcast facility with an exterior screen, and an approximately 320 space public parking garage facility on the project site.

A key term of the Development Agreement is that the City will proceed with developing a new Multipurpose Municipal Parking Facility on the site of the current City Hall surface lot with the goal of having a new facility operational by November 2007. Throughout the negotiations with the NWS, the Administration has consistently stated that replacement parking must be built before displacement of parking from either of the 17th Street surface parking lots. The Multipurpose Municipal Parking Facility must be built and completed, or an alternate acceptable replacement parking location must be identified, prior to NWS's commencement of project construction.

The Resolution before the Commission will select the top ranked firm for the Multipurpose Municipal Parking Facility and allow the City to proceed on schedule with this component of the overall NWS project.

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#### **PROJECT SITE**

The site for the Project, designated the Multipurpose Municipal Parking Facility, is bounded to the north by the Convention Center Preferred Parking Lot ("P Lot"), to the west by Meridian Avenue, to the east by City Hall and to the south by 17th Street and the City owned building at 1701 Meridian Avenue (also known as 777 17th Street).

#### SCOPE OF SERVICES

The Project will consist of the construction of a Multipurpose, multi-story parking structure which will provide parking for 450 to 600 cars. In addition, the structure may include, as is ultimately determined by the planning process, intermodal facilities, retail or residential accessory space, office space, and related public area improvements. Project elements include site demolition, renovation and construction, landscaping, enhanced lighting, roadway interface, and streetscape improvements.

The Project will include Planning, Design, Bid and Award, and Construction Management Phases as follows:

Planning Phase: The purpose of this Phase is to establish a consensus design concept that meets the Project's functional requirements, addresses community input, and stays within established schedule and cost parameters. The Planning Phase of the Project will include the following major tasks: (1) Project Kick-Off Meeting; (2) Site Reconnaissance Visit and Development of Design Concept Alternatives; (3) Visioning Session to clarify project goals and confirm budget; (4) two Community Design Workshops to provide residents the opportunity to participate in the planning process; and (5) the preparation and presentation of a Basis of Design Report (BODR) for approval by the Mayor and City Commission.

**Design:** The Design Phase of the Project will include the following tasks: (1) establishment of requirements for the preparation of project contract documents; (2) performance of a variety of forensic tasks to verify, to the extent practicable, existing conditions and the accuracy of base maps to be used for development of the contract drawings; (3) preparation of contract documents, inclusive of drawings, specifications, and front-end documents, with constructability and value engineering reviews to be performed by others; (4) the preparation of opinions of total probable cost; (5) the review of contract documents with jurisdictional permitting agencies prior to finalization; and (6) the development of final (100%) contract documents.

**Bid and Award:** The purpose of this Phase is to secure, through a fair and impartial process, a firm price for construction of the Project from qualified construction contractors, gain the approval of the Mayor and City Commission to execute a contract with the most qualified contractor, and execute said contract.

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During this Phase, the Design Firm will assist the City and Program Manager in the following stages of the process: (1) Delivery of permit-approved documents for the purpose of bidding; (2) Holding of a Pre-Bid conference and responding to inquiries of prospective bidders by preparing written addenda; (3) Bid evaluation and recommendation of action; (4) provision of Construction Contract Documents for execution by the City and the successful bidder; and (5) provision of As-Bid Contract Documents.

Construction Administration: This Phase of the Project provides for the administration and management of the contract for construction. The Design Firm, with its consultants will monitor construction, attend construction progress meetings a minimum of once per week and respond to all construction administration phase duties as specified in the contract documents and the City of Miami Beach agreement for professional Architectural and Engineering Services. At least one (1) month prior to Substantial Completion, the design firm will meet on site with the City of Miami Beach staff, the Program Manager and the Contractor to develop a preliminary punch list.

## **EVALUATION PROCESS**

On September 10, 2003, the City Commission authorized the issuance of a Request for Qualifications No. 69-02/03 for Architectural, Engineering, Design, and Construction Administration Services needed to Plan, Design, and Construct a Multipurpose Municipal Parking Facility on the current site of the City Hall Surface Parking Lot (the "RFQ").

The RFQ was issued on September 29, 2003 with a deadline for receipt of responses of October 31, 2003. A pre-proposal conference to provide information to firms considering submitting a response was held on October 16, 2003. A total of 88 individuals/firms downloaded or obtained a copy of the RFQ, which resulted in the receipt of 13 proposals.

The City Manager via Letter to Commission (LTC) appointed the following individuals to the Evaluation Committee for the RFQ (the "Committee"):

Saul Frances Director, Parking Department

Jorge Gomez Director, Planning and Historic Preservation Department

Stacy Lotspeich Senior Capital Projects Planner, CIP

Steve Nostrand Chair, Transportation and Parking Committee Mitch Wentworth Chair, Lincoln Road Marketing Association

Luigi Vitalini Architect, Member of Coral Gables Architectural Review

Doug Tober General Manager, SMG

Saul Frances was appointed as the Committee Chair.

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On December 4, 2003, the Committee convened and all members with the exception of Jorge Gomez were in attendance. Jorge Gomez due to scheduling conflicts was replaced by William Cary. The Committee decided to "short list" the firms and invited the finalists for presentations. After discussing the pros and cons of each firm, the Committee proceeded to score and rank each firm as follows:

10 50018 8	Saul Frances	Stacy Lotspeich	Stephen Nostrand	<u>Luigi Vitalini</u>	Mitchell Wentworth
<u>Firm</u>					
Arquitectonica	80 (1)	83 (5)	85 (1)	83 (2)	72 (4)
BEA Intern'l	59 (9)	73 (10)	60 (7)	79 (5)	50 (8)
Beame Architectua	al 62 (7)	84 (4)	80 (3)	77 (6)	49 (9)
Bermello Ajamil	74 (3)	75 (9)	83 (2)	79 (5)	48 (10)
Borelli & Associate	es 65 (6)	83 (5)	80 (3)	79 (5)	40 (11)
Corradino Group	67 (5)	78 (7)	53 (8)	76 (7)	73 (3)
Gambach Architec	ets 60 (8)	76 (8)	60 (7)	73 (8)	67 (5)
нок	77 (2)	80 (6)	65 (6)	81 (4)	74 (3)
Perkins & Will	73 (4)	88 (2)	85 (1)	84 (1)	89 (1)
SBLM Architects	55 (10)	80 (6)	75 (5)	73 (8)	60 (6)
Spillis Candella	77 (2)	83 (5)	78 (4)	81 (4)	53 (7)
Wolfberg Alvarez	80 (1)	87 (3)	83 (2)	82 (3)	74 (3)
Zyscovich	80 (1)	92 (1)	83 (2)	84 (1)	87 (2)

Based on the above scoring and ranking, the Committee decided to invite the following four firms for presentations:

- 1. Perkins & Will;
- 2. Zyscovich;
- 3. Arquitectonica; and
- 4. Wolfberg Alvarez

On December 17, 2003, the Committee convened and listened to 20-minute presentations from Perkins & Will; Zyscovich; Arquitectonica; and Wolfberg Alvarez. Immediately following each presentation, a 15-minute question and answer session was conducted. The Committee then deliberated and scored and ranked the firm as follows:

	William Cary	Saul Frances	Stacy Lotspeich	Stephen Nostrand	Doug Tober	Luigi Vitalini	Mitchell Wentworth	
<u>Firm</u> Arquitectonica	94 (3)	88 (3)	89 (3)	91 (3)	92 (2)	91 (3)	82 (3)	
Perkins & Will	98 (1)	92 (2)	91 (2)	96 (1)	85 (3)	94 (1)	89 (2)	
Wolfberg Alvarez	86 (4)	86 (4)	86 (4)	85 (4)	78 (4)	85 (4)	72 (4)	
Zyscovich	96 (2)	95 (1)	95 (1)	92 (2)	95 (1)	93 (2)	100 (1)	

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The Committee believes that both Perkins & Will and Zyscovich are highly qualified firms capable of providing excellent Architectural and Engineering services. After much discussion relative to ranking, the Committee agreed to rank the firms as follows:

- 1. Zyscovich (four first place votes);
- 2. Perkins & Will (three first place votes);
- 3. Arquitectonica; and
- 4. Wolfberg Alvarez.

#### **PERKINS & WILL**

Perkins & Will has been in practice since 1937. They have been doing work in Florida since 1942. In the past ten years, their practice has been responsible for more than 50 million square feet of new and renovated office, medical, retailing, hospitality, and conference facilities in the United States and abroad. More than 60 of their corporate and commercial projects have been honored for design excellence.

Perkins & Will's Managing Principal, Jose Gelabert-Navia, AIA, has more than twenty-five years of experience as an Architect; Mr. Gelabert-Navia is the Managing Director of Perkins & Will, Miami. Mr. Gelabert-Navia has been involved in a variety of projects, including academic buildings, museums, corporate and residential work. He is currently working on the new Delray Beach Public Library and Village of Merrick Park Housing in Coral Gables, Florida. His design for the Museum of Contemporary Art in North Miami has been extensively published. He is a Professor of Architecture and former Dean of the School of Architecture at the University of Miami.

Perkins & Will has won numerous design awards. The following is a list of notable awards for Perkins & Will:

- AIA 1999 Firm of the Year
- Building Design & Construction Giants 2003 Ranked #2
- Modern Healthcare 2002 #1 Firm
- American Society of Interior Designers Awards (15)
- Modern Healthcare Design Awards (5)
- AIA Silver Medal for Overall Design Excellence
- AlA Design Awards (38)
- ASHRAE Energy Award
- Atlanta Urban Design Commission Award
- National Endowment for the Arts Award

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Perkins & Will's experience with representative list of similar projects include:

- 1200-Car Garage for the Village of Merrick Park
- 1430-Car Garage for the Clinical Research Facility & Wellness Center at U of M.
- 582-Car Garage for the Skybridge Condominium Tower
- 540-Car Garage for Rush/Walton Annex Parking Garage
- 760-Car Garage for Lexington Medical Center Parking Deck
- 300-Car Garage for Floyd Medical Center and Parking Deck
- 260-Car Garage for Piedmont 2001 Building & Parking Garage
- 235-Car Garage West Wacker Drive
- 1,450-Car Garage for 900 North Michigan Avenue Chicago, IL
- 250-Car Garage for the Clare at Water Tower Chicago, IL
- 929-Car Garage for the North Garage; 1839-Car Garage for the East Garage; and 851-Car Garage for the Northeast Garage for Sears Merchandise Group.

#### **Perkins & Will Team**

## Donnell, DuQuesne & Albaisa, P.A. (DDA)

#### Structural Engineering

The firm of Donnell, DuQuesne, & Albaisa, P.A. have helped design structures for a great variety of uses, including the American Airlines Arena, Miami International Airport - concourses and terminals, The Village of Merrick Park, The Collection, Florida International University student center, University Of Miami - law school addition and several schools in Miami-Dade, Broward and Palm Beach Counties.

## **Edwards and Kelcey**

## **Civil Engineering**

Edwards and Kelcey is an engineering, design, planning and construction management firm with more than half a century of commitment to developing and executing products, programs and projects.

# Johnson, Avedano, Lopez, Rodriguez and Walewski

# Engineering Group, Inc.

## **MEP Engineering**

An Award Winning Firm organized in 1985 to provide Quality Energy Efficient Engineering Design for all types of Mechanical and Electrical Systems. This firm will provide Lighting Design to emphasize Form, Light, Texture and Color, thus capturing the spirit of the Architectural Design.

## ZYSCOVICH, INC.

Established in 1977, Zyscovich currently employs a staff of 90+, which includes registered architects, interior designers, planners and a licensed general contractor. The firm's principal, Bernard Zyscovich, is Past Chairman of the Miami Design Preservation League. Zyscovich, Inc., completed the update to the Convention Center District Masterplan, which included the Multipurpose Municipal Parking Facility.

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Zyscovich, Inc. has completed significant projects within the Historic District, as well as other locations, all of which involved inventive urban planning and architectural design. Projects on Miami Beach that are significantly relative to this facility are the Anchor Place Shops and Garage, the Lincoln Cinema Garage, The Flamingo Garage, and the Mirador Garage. The Anchor Place project won the AIA Miami Excellence in Urban Design Award and the Lincoln Cinema won the AIA Miami and AIA Florida Excellence in Architecture Awards.

Zyscovich's experience with representative list of similar projects include:

- •2,000-Car Parking Facility, the Flamingo, Miami Beach
- •1000-Car Parking Facility I, FIU, Miami
- •1000-Car Parking Facility II, FIU, Miami
- •The Mirador Parking Garage, Miami Beach
- •800-Car Garage (Anchor Place) for Loews
- •287-Car Garage for Lincoln Center
- •210-Car Garage for 500 Block of Collins
- •167-Car Garage for the Meridian
- •530-Car Garage for Brickell Bay
- •104-Car Garage for Grove Garden
- •500-Car Garage for Ocean Crest Beach

Detail information relative to the above listed projects is attached.

## **Zyscovich's Team**

# Curtis+ Rogers Design Studio, Inc.

Aida M. Curtis ASLA, Principal Landscape Architect

Ms. Curtis has 17 years of experience on a variety of project types including park design, urban design and corporate/commercial design. Ms. Curtis has worked on a number of multidisciplinary teams and has been responsible for producing complex bid packages.

## Walker Parking Consultants, Inc.

John K. Bushman, PE President/ CEO

Mr. Bushman is the President and Chief Operating Officer for Walker Parking Consultants and will serve as Functional Consultant. He has been personally involved in the planning and functional design of over 300 parking facilities throughout the United States. Mr. Bushman has experience in feasibility studies and the restoration of existing parking facilities.